

County of Loudoun
Department of Planning

#5, 6, 7

SUPPLEMENTAL MEMORANDUM

DATE: June 18, 2009

TO: Planning Commission

FROM: Michael Elabarger, Project Manager

SUBJECT: June 18, 2009 Planning Commission Public Hearing:
SPEX 2008-0011, CWS Exit 6 – Ashburn Village Boulevard
SPEX 2008-0012, CWS Exit 4 – Belmont Ridge Road
SPEX 2008-0013, CWS Exit 3 – Shreve Mill Road

RE: APPLICANT SUBMISSION
REVISED CONDITIONS of APPROVAL
REVISED ACTION MOTIONS

Applicant Submission – Landscape Buffer History

In response to questions posed by the Commission at the Briefing meeting on June 11, 2009, regarding landscape buffering at the existing telecommunications sites, the applicant submitted the attached documentation. The applicant may reference these materials in their presentation to the Commission at the public hearing.

Conditions of Approval (revised to June 17, 2009)

Since the public hearing staff report was published, Staff has added a note following the Conditions regarding a contribution by the applicant to the serving volunteer Fire and Rescue agency at a rate of \$0.10 per gross square foot of the (proposed) compound area. The applicant is in agreement with this note.

Action Motions

Attached are the motions for action, revised per the Conditions noted above.


Attachments:

1. Applicant Submission, Landscape Buffer information, dated June 12, 2009.
2. Revised Conditions of Approval, dated June 17, 2009.
3. Motions for Action, revised to reflect updated Conditions of Approval

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COMMUNITY WIRELESS STRUCTURES

To : Mike Elabarger

From : Ginger Beaudoin 

RE : Landscape Buffer Modification for:
SPEX 2008-0011 - Exit 6: 21881 Ashburn Village Blvd.
SPEX 2008-0012 - Exit 4: 20777 Belmont Ridge Rd.
SPEX 2008-0013 - Exit 3: 41631 Shreve Mill Rd.

Date : June 12, 2009

During the staff briefing to the Planning Commission on June 11, 2009, Commissioner Maio asked for an explanation as to how the change in landscape buffer occurred at our sites. She also questioned why CWS planted the red cedars just 2 years ago when the sites were constructed approximately 10 years ago. Community Wireless Structures would like to offer some history on the landscaping at these sites to clarify the need for and the timing of the modification. The three telecommunications facilities were built between 1998 and 1999. At that time, CWS planted the required type 3 & 4 landscape buffers.

In September of 2006, FiberTower filed site plan amendments for each of the sites to permit the installation of their equipment and antennas. During the review process, it became apparent that some of the landscaping had not survived. Discussions with Michel Habib, the project manager, resulted in an on-site meeting with Dana Malone, the County Arborist, to discuss a modification of the original buffer. Attached is an email from Dana dated December 18, 2006 to Michel Habib detailing the change to the buffer he approved. In addition, please find a copy of each of the FiberTower SPAM drawings detailing the landscape modification that was approved under each of the following site plan amendment applications:

- SPAM 2006-0089 – Exit 3: 41631 Shreve Mill Rd. site
- SPAM 2006-0090 – Exit 4: 20777 Belmont Ridge Rd. site
- SPAM 2006-0089 – Exit 6: 21881 Ashburn Village Blvd.

The red cedars recommended by the County's Arborist were planted and are currently thriving at all of the sites.

Please let me know if you have additional questions or need more information. Thank you.

-----Original Message-----

From: Dana Malone [mailto:DMALONE@loudoun.gov]

Sent: Monday, December 18, 2006 2:37 PM

To: Michel Habib

Cc: Juanita Bearer

Subject: FiberTower Sites @ Exits 3, 4, 6, & 7 along the Greenway -Type 4 Landscape Buffer

Mike,

I recently met with George Walker (WFI Zoning Specialist), Ginger Beaudoin (VP Operations @ CWS), Robert Locke (Aerial Spectrum Inc. Project Mgr) and William Baker (President of TCD, Inc.) in regard to the Type 4 landscape buffers at four FiberTower sites along the Greenway (Exits: 3, 4, 6, & 7). Sites 4, 6 & 7 had been previously landscaped and site 3 had a native deciduous forest surrounding 3 sides with active surrounding construction that could reduce or eliminate the natural tree buffers that were observed. Site 7 had most of the larger plant material remaining from the initial buffer planting while site 4 had almost nothing remaining. I would attribute poor survival on these tower sites to a difficult planting site (shale, rock and fill material), possibly poor specie selection, and possibly poor follow-up maintenance.

Eastern red cedar were observed growing naturally in varying amounts at each of the sites and in size ranging from 1 foot to just over 6 feet. Eastern red cedar is perhaps the single best specie selection for use in buffering difficult sites such as these. It is my recommendation that viable (as determined by applicants arborist) existing Type 4 vegetative components be supplemented with eastern red cedar (6' minimum height) and arranged around each tower site on the required sides and on a staggered 12' x 12' spacing (12' from row to row and 12' from tree to tree within a row). Existing eastern red cedar 6' or greater in height should be incorporated into the arrangement as well as all existing and viable canopy species. Effort should be made to preserve all naturally growing eastern red cedar trees.

Cedars are well suited to a harsh site as evidenced by those found naturally growing here and as evergreens they will provide year round screening and buffering benefits.

Hope this information is helpful.

Dana

Attention:

Any views expressed in this message are those of the individual sender, except where the message states otherwise and the sender is authorized to state them to be the views of any such entity. The information contained in this message and or attachments is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. If you received this in error, please contact the sender and delete the material from any system and destroy any copies.

PREVIOUS SITE APPLICATIONS

CMPT-1997-0001
SPAM-2003-0102
SPEX-1997-0001
STPL-1997-0045
ZCOR-2003-0037

FiberTower

FIBERTOWER

41631 SHREVE MILL ROAD

LOUDOUN COUNTY, VIRGINIA

APPROVALS

F.T. OPERATIONS _____ DATE _____
F.T. CONSTRUCTION _____ DATE _____
LANDLORD _____ DATE _____
RF ENGINEER _____ DATE _____

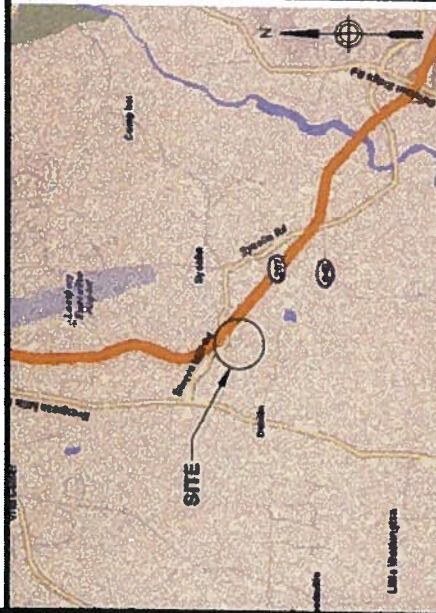
DRAWING INDEX

REV.	
10	FTX1166125-T01 TITLE SHEET
10	FTX1166125-C01 PLOT PLAN & SITE PLAN
10	FTX1166125-A01 COMPOUND PLAN & ELEVATION
10	FTX1166125-A02 CONSTRUCTION DETAILS
10	FTX1166125-D01 SITE DOCUMENTS

DIRECTIONS

FROM RTE-405, TAKE SR-267 TO SR-450 EXIT #4 ONTO BELMONT RIDGE ROAD. TAKE THE FIRST LEFT ONTO STYOLIN DRIVE. AFTER PASSING UNDER THE HIGHWAY, TAKE A LEFT ONTO SHREVE MILL ROAD. SITE IS LOCATED AT THE END OF THE ROAD.

VICINITY MAP



PROJECT INFORMATION

SCOPE OF WORK: ADDITION TO AN UNARMED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING A NEW CABINET INSIDE THE EXISTING COMPOUND, AND (3) ANTENNAS MOUNTED TO THE EXISTING TOWER.

SITE ADDRESS: 41631 SHREVE MILL ROAD, LEESBURG, VA

APPLICANT: FIBERTOWER, 185 BERRY ST, SUITE 8000, SAN FRANCISCO, CA 94115

LATITUDE (NAD 83): N 38.0583 (39° 03' 33.39")
LONGITUDE (NAD 83): W -77.5028 (77° 33' 05.05")

COUNTY: LOUDOUN
CURRENT USE: TELECOMMUNICATIONS FACILITY
PROPOSED USE: TELECOMMUNICATIONS FACILITY

ELECTION DISTRICT: CATOCTIN

PROPERTY OWNER: TOLL ROAD INVESTORS PARTNERSHIP 2, LP
43005 CALUMMA CT., SUITE 102
STEUBEN, VA 20166

SITE QUALIFICATION PARTICIPANTS

A/E: NAME PAUL MUCCI, COMPANY AERIAL SPECTRUM INC., NUMBER (781) 942-0024

APPROVAL BLOCK

LAND DEVELOPMENT APPLICATION NUMBER: SPAM-2003-0088
FIBERTOWER, 41631 SHREVE MILL ROAD
LOUDOUN COUNTY, VIRGINIA

DIRECTOR, DEPARTMENT OF BUILDING & DEVELOPMENT _____ DATE _____



41631 SHREVE MILL ROAD
SITE NO. FTX1166125
41631 SHREVE MILL ROAD
LEESBURG, VA 20175



NO.	NAME	DATE	NO.	NAME	DATE
1	APPROVED	APRIL 1, 2003	10	APPROVED	APRIL 1, 2003
2	APPROVED	APRIL 1, 2003	11	APPROVED	APRIL 1, 2003
3	APPROVED	APRIL 1, 2003	12	APPROVED	APRIL 1, 2003
4	APPROVED	APRIL 1, 2003	13	APPROVED	APRIL 1, 2003
5	APPROVED	APRIL 1, 2003	14	APPROVED	APRIL 1, 2003
6	APPROVED	APRIL 1, 2003	15	APPROVED	APRIL 1, 2003
7	APPROVED	APRIL 1, 2003	16	APPROVED	APRIL 1, 2003
8	APPROVED	APRIL 1, 2003	17	APPROVED	APRIL 1, 2003
9	APPROVED	APRIL 1, 2003	18	APPROVED	APRIL 1, 2003



FIBERTOWER
TITLE SHEET

DATE: APR 1, 2003
DRAWN BY: TDI
REV: 10

LEGEND

--- PROPERTY LINE - DASHED
 --- PROPERTY LINE - SOLID
 --- RIGHT OF WAY
 --- ZONING BOUNDARY
 --- SETBACK FENCE LINE
 [Hatched Box] EXISTING BUILDING

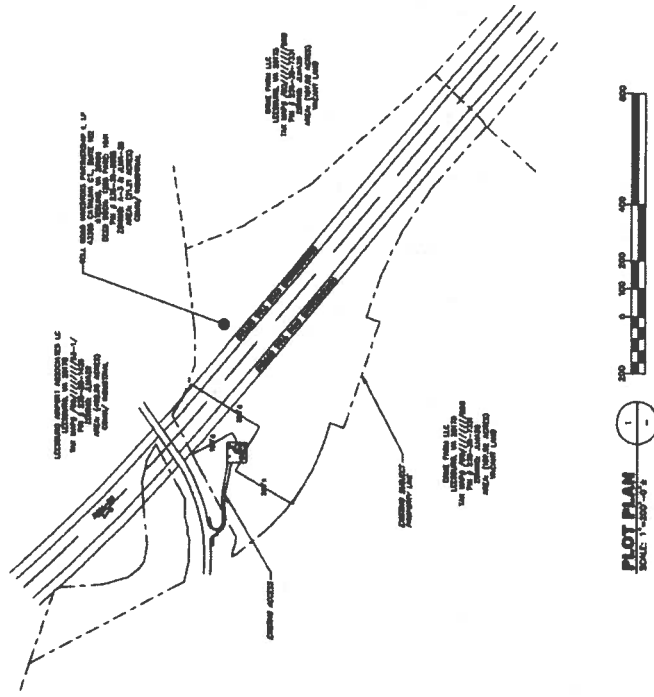
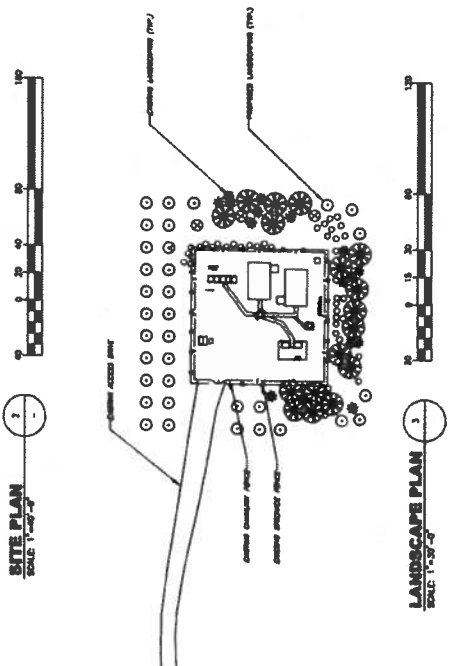
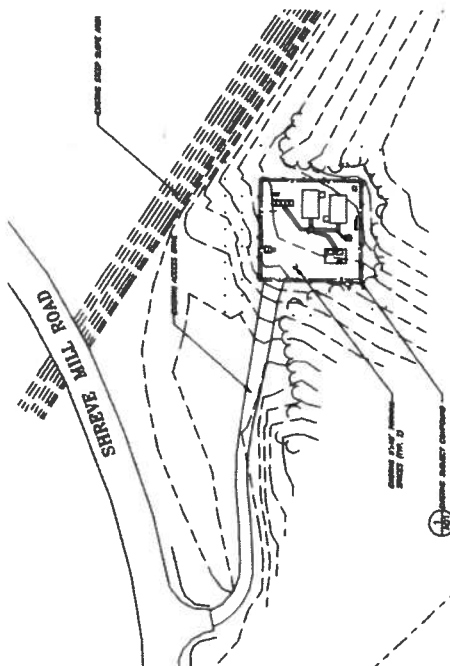
ZONING INFORMATION

CITY	SECTION	SECTION	SECTION
SECTION 1	SECTION 2	SECTION 3	SECTION 4
SECTION 5	SECTION 6	SECTION 7	SECTION 8
SECTION 9	SECTION 10	SECTION 11	SECTION 12
SECTION 13	SECTION 14	SECTION 15	SECTION 16
SECTION 17	SECTION 18	SECTION 19	SECTION 20
SECTION 21	SECTION 22	SECTION 23	SECTION 24
SECTION 25	SECTION 26	SECTION 27	SECTION 28
SECTION 29	SECTION 30	SECTION 31	SECTION 32
SECTION 33	SECTION 34	SECTION 35	SECTION 36
SECTION 37	SECTION 38	SECTION 39	SECTION 40
SECTION 41	SECTION 42	SECTION 43	SECTION 44
SECTION 45	SECTION 46	SECTION 47	SECTION 48
SECTION 49	SECTION 50	SECTION 51	SECTION 52
SECTION 53	SECTION 54	SECTION 55	SECTION 56
SECTION 57	SECTION 58	SECTION 59	SECTION 60
SECTION 61	SECTION 62	SECTION 63	SECTION 64
SECTION 65	SECTION 66	SECTION 67	SECTION 68
SECTION 69	SECTION 70	SECTION 71	SECTION 72
SECTION 73	SECTION 74	SECTION 75	SECTION 76
SECTION 77	SECTION 78	SECTION 79	SECTION 80
SECTION 81	SECTION 82	SECTION 83	SECTION 84
SECTION 85	SECTION 86	SECTION 87	SECTION 88
SECTION 89	SECTION 90	SECTION 91	SECTION 92
SECTION 93	SECTION 94	SECTION 95	SECTION 96
SECTION 97	SECTION 98	SECTION 99	SECTION 100

- ### NOTES
- 1) PLAT PLAN IS NOT THE RESULT OF A SURVEY. IT IS BASED ON FIELD MEASUREMENTS AND SCALED PHOTOGRAPHS. IT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN AS A REFERENCE TO THE ZONING ORDINANCE.
 - 2) SITE IS REGULATED BY THE 1983 LANDSCAPE ZONING ORDINANCE.
 - 3) THE RIGHT OF THE ADJACENT (LEFT) ADJ. DOES NOT EXTEND TO THE RIGHT OF THE ADJ. THE RIGHT OF THE ADJ. IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN AS A REFERENCE TO THE ZONING ORDINANCE.
 - 4) ALL SETBACKS ARE TO PROPOSED COUNTOUR.
 - 5) SITE IS IN COMPLIANCE WITH THE CONDITIONS OF APPROVAL, FOR 1983-1987-2001.
 - 6) SITE IS IN COMPLIANCE WITH SECTION 8-100A, PERFORMANCE STANDARDS.
 - 7) SHOWN MAIL NO. CONSTRUCTION AND INTERPRETED THE ZONING ORDINANCE. THE ZONING ORDINANCE IS THE ZONING ORDINANCE. THE ZONING ORDINANCE IS THE ZONING ORDINANCE. THE ZONING ORDINANCE IS THE ZONING ORDINANCE.
 - 8) SITE IS IN COMPLIANCE WITH THE REGULATIONS OF SECTION 8-100A, PERFORMANCE STANDARDS FOR SPECIFIC DEVELOPMENT.

LANDSCAPING TABLE

TYPE	EXISTING	PROPOSED
1. TREES	10	10
2. SHRUBS	10	10
3. FLOWERS	10	10
4. GRASS	10	10
5. ROCKS	10	10
6. WATER	10	10
7. LIGHTS	10	10
8. FENCES	10	10
9. SIGNAGE	10	10
10. OTHER	10	10



FIBERTOWER

PLOT PLAN & SITE PLAN

44551 SHREVE MIL ROAD
 WINDHAM, MA 01580
 TEL: (781) 256-0818
 FAX: (781) 256-0825
 E-MAIL: info@fibertower.com

500 North Avenue, Suite 6
 Woburn, MA 01801
 TEL: (781) 256-0818
 FAX: (781) 256-0825
 E-MAIL: info@fibertower.com

44551 SHREVE MIL ROAD
 WINDHAM, MA 01580
 TEL: (781) 256-0818
 FAX: (781) 256-0825
 E-MAIL: info@fibertower.com



Landover County, Virginia
Office of the County Administrator
 10000 Sunset Blvd., S.E., 4th Fl., P.O. Box 2000, Landover, VA 20887-7000

At a public hearing of the Board of Supervisors of Loudoun County, Virginia, held in the County Office Building, Board of Supervisors' Meeting Room, 1 Harrison Street, SX, Loudoun County, Virginia, on Wednesday, July 26, 1997 at 7:50 p.m.

PRESENTERS:
 Edith Paden, *Myra, Oakland*
 Jean G. Bickins, *Vero, Oakland*

LAWRENCE S. BERNSTEIN is
James Q. Burns
Adlai A. Stevenson
David Q. Johnston
Eleanor C. Farn
Steven D. Whitman
Susan K. York

RE: SPECIAL INVESTIGATION 1997-2001 CHART 1997-2001 COMPLIANCE
RESEARCH STRUCTURE AGREEMENTS TO BE CONSIDERED

Mr. Burton moved to suspend the rules. Succeeded by Mr. Yeak.

4c. Because moved that the Board of Superintendents notify Commission Funds 1997-2001, Necessary Workers students, subject to the finding that the Commission Funds conform to the policies of the Comprehensive Plan.

Dr. Barton Archer moved to approve Special Exception 1997-003, Community Welfare Assessment, subject to the findings (including the conditions of approval (attached), and the special exception plan dated 12-19-97 and 1-15-97, revised through 4-14-97.

revised by M. York

COPY MADE: Reynold M. Arnold

REPUTY CLERK FOR THE LORD ALMONDSTAY AND TREASURY ADVISOR OF THE LORDS OF THE TREASURY

DEBILITATION

PROPERTY CLEAR FOR THE LOUDOUN COUNTY BOARD OF SUPERVISORS



100 North Avenue, Suite 8
Watfield, MA 01880
tel. (781) 255-0818
fax (781) 255-0825
e-mail: info@waterfieldinc.com

41631 BARNES MILL ROAD
SUITE NO. FORTRESS
41631 BARNES MILL ROAD
LEEDSBURG, VA 22645


FiberTower

DATE	FROM	TO	BY	REMARKS
12/21/07	FROM: SUPERVISOR	12/21/07	BY: [Signature]	PAID
1/1/08	FROM: SUPERVISOR	1/1/08	BY: [Signature]	PAID
12/28/07	FROM: SUPERVISOR	12/28/07	BY: [Signature]	PAID
1/1/08	FROM: SUPERVISOR	1/1/08	BY: [Signature]	PAID
12/21/07	FROM: SUPERVISOR	12/21/07	BY: [Signature]	PAID

FIBERTOWER
BITE DOCUMENT

POINTS

In general, I agree with Apple's criticisms and plans that have been reviewed and recommended the planting by date during the months of March to April 2007. This is the appropriate time in the Mid-Atlantic to plant sweetgum trees. I would agree again that there are numerous existing companies neither larger nor better than them. All seedling trees qualify for federal highway contracts and contact well to the existing native ones. Great care should be taken to protect those

Source of funding: a) bursary

John P. Dault
15A Carthage Avenue, #2004
Peter Dault, President L.L.C.

7744 246.13 - 4123 Grove Hill Rd, Leesburg, VA 20176
703 446 6666

[illegible]

PREVIOUS SITE APPLICATIONS

CMPT-1997-0001
SPAM-2000-0117
SPAM-2000-0143
SPEX-1997-0001
SPPF-1994-0012
STPL-1997-0045



FIBERTOWER 20777 BELMONT RIDGE ROAD LOUDOUN COUNTY, VIRGINIA

APPROVALS

F.T. OPERATIONS _____ DATE _____
F.T. CONSTRUCTION _____ DATE _____
LANDLORD _____ DATE _____
RF ENGINEER _____ DATE _____

DRAWING INDEX

REV.	
10	FTX1186126-T01 TITLE SHEET
10	FTX1186126-C01 PLOT PLAN & SITE PLAN
10	FTX1186126-A01 PLANS & ELEVATION
10	FTX1186126-A02 CONSTRUCTION DETAILS
10	FTX1186126-D01 SITE DOCUMENTS

DIRECTIONS

FROM I-495 TAKE DUALS TOLL ROAD/VA-287 WEST TO EXIT #4. SITE IS LOCATED STRAIGHT AHEAD OFF THE ON RAMP TO VA-287 WEST.

VICINITY MAP



PROJECT INFORMATION

SCOPE OF WORK: ADDITION TO AN EXISTING TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING A COMMUNICATIONS FACILITY EXISTING COMPOUND, AND (2) DISH ANTENNAS MOUNTED TO THE EXISTING 180' MONOPOLE.

SITE ADDRESS: 20777 BELMONT RIDGE ROAD
ASHBURN, VA 20147

APPLICANT:
FIBERTOWER
185 BERRY ST.
SUITE 100
SAN FRANCISCO, CA 94109

LATITUDE (NAD 83):
N 38.038627 (39° 02' 18.1")

LONGITUDE (NAD 83):
W -77.324608 (77° 31' 28.6")

COUNTY:
LOUDOUN

CLUSTER USE:
TELECOMMUNICATIONS FACILITY

PROPOSED USE:
TELECOMMUNICATIONS FACILITY

ELECTION DISTRICT:
DUALS

PROPERTY OWNER:
TOLL ROAD INVESTORS PARTNERSHIP II, LP
43309 CATALINA CT. SUITE 102
STERLING, VA 20166

SITE QUALIFICATION PARTICIPANTS

NAME: PAUL MUCCI
FIRM: ADRIAL SPECTRUM INC.
PHONE: (781) 942-0024

APPROVAL BLOCK

LAND DEVELOPMENT APPLICATION NUMBER: SPAM-2008-0000
FIBERTOWER, 20777 BELMONT RIDGE RD.
LOUDOUN COUNTY, VIRGINIA

DIRECTOR, DEPARTMENT OF
BUILDING & DEVELOPMENT

DATE



20777 BELMONT RIDGE ROAD
SITE NO. FTX1186126
20777 BELMONT RIDGE ROAD
ASHBURN, VA 20147

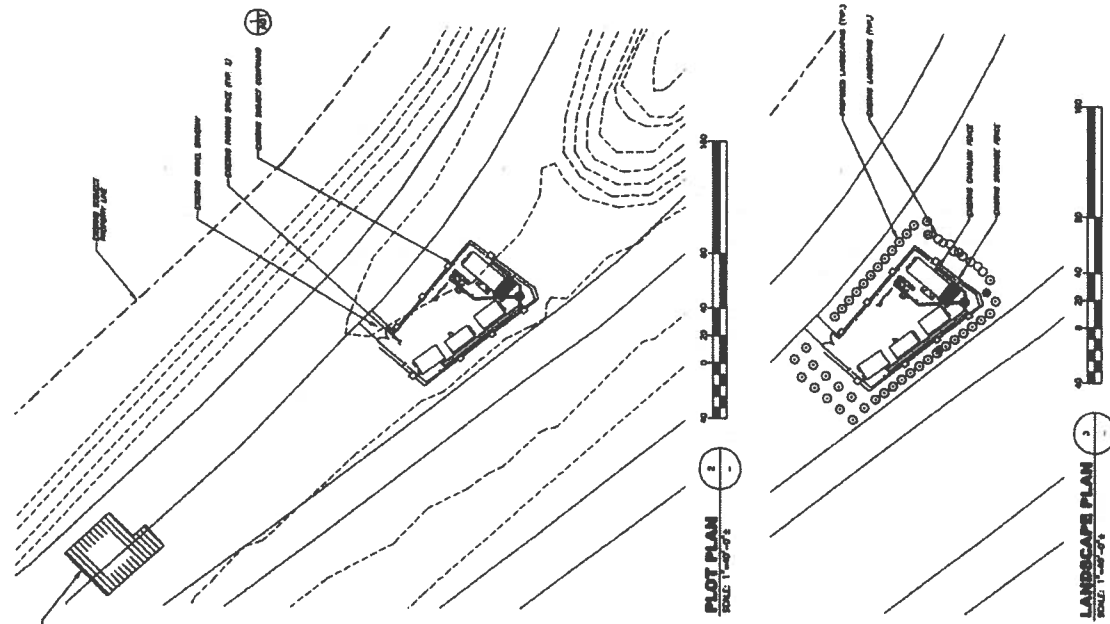
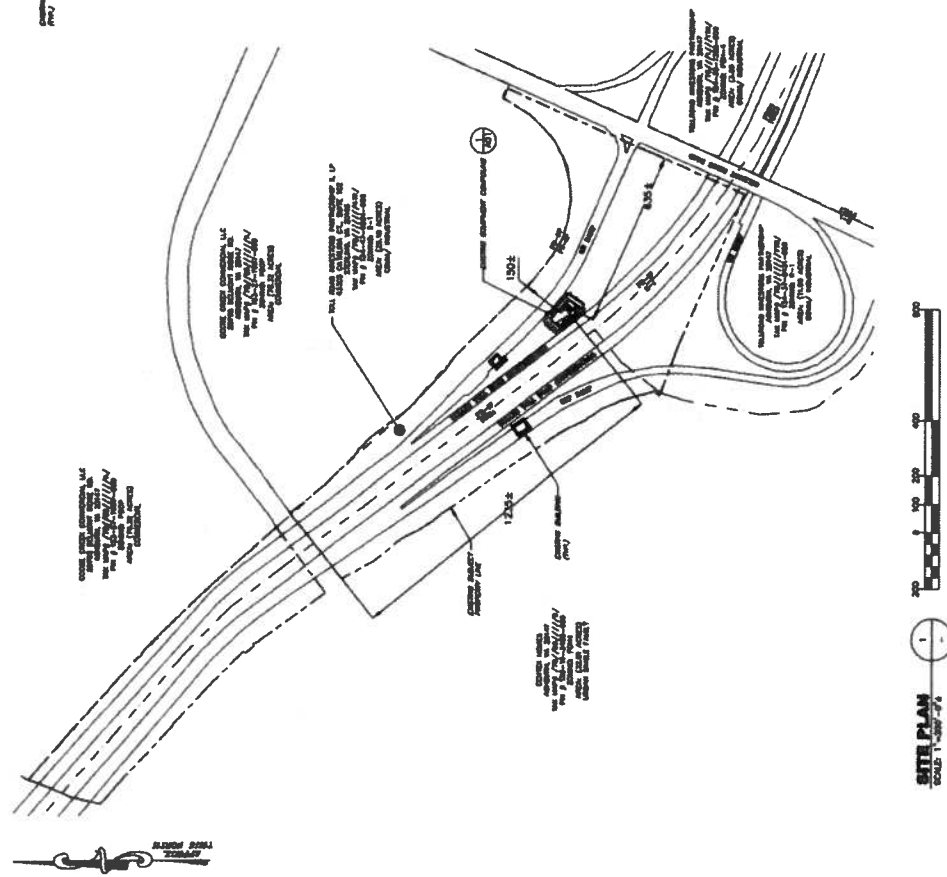


NO.	DATE	REVISION
1	12/17/08	FINAL SUBMITTAL
2	12/17/08	FINAL SUBMITTAL
3	12/17/08	FINAL SUBMITTAL
4	12/17/08	FINAL SUBMITTAL
5	12/17/08	FINAL SUBMITTAL
6	12/17/08	FINAL SUBMITTAL
7	12/17/08	FINAL SUBMITTAL
8	12/17/08	FINAL SUBMITTAL
9	12/17/08	FINAL SUBMITTAL
10	12/17/08	FINAL SUBMITTAL



FIBERTOWER
TITLE SHEET

NO.	DATE	REVISION
1	12/17/08	FINAL SUBMITTAL
2	12/17/08	FINAL SUBMITTAL
3	12/17/08	FINAL SUBMITTAL
4	12/17/08	FINAL SUBMITTAL
5	12/17/08	FINAL SUBMITTAL
6	12/17/08	FINAL SUBMITTAL
7	12/17/08	FINAL SUBMITTAL
8	12/17/08	FINAL SUBMITTAL
9	12/17/08	FINAL SUBMITTAL
10	12/17/08	FINAL SUBMITTAL



LEGEND

PROPERTY LINE - EXISTING	PROPERTY LINE - PROPOSED
ROAD - EXISTING	ROAD - PROPOSED
ROAD - 10' WIDE	ROAD - 20' WIDE
ROAD - 30' WIDE	ROAD - 40' WIDE
ROAD - 50' WIDE	ROAD - 60' WIDE
ROAD - 70' WIDE	ROAD - 80' WIDE
ROAD - 90' WIDE	ROAD - 100' WIDE
ROAD - 120' WIDE	ROAD - 140' WIDE
ROAD - 160' WIDE	ROAD - 200' WIDE
ROAD - 240' WIDE	ROAD - 300' WIDE
ROAD - 360' WIDE	ROAD - 480' WIDE
ROAD - 600' WIDE	ROAD - 800' WIDE
ROAD - 1200' WIDE	ROAD - 1600' WIDE
ROAD - 2400' WIDE	ROAD - 3200' WIDE
ROAD - 4800' WIDE	ROAD - 6400' WIDE
ROAD - 9600' WIDE	ROAD - 12800' WIDE
ROAD - 19200' WIDE	ROAD - 25600' WIDE
ROAD - 38400' WIDE	ROAD - 51200' WIDE
ROAD - 76800' WIDE	ROAD - 102400' WIDE
ROAD - 153600' WIDE	ROAD - 204800' WIDE
ROAD - 307200' WIDE	ROAD - 409600' WIDE
ROAD - 614400' WIDE	ROAD - 819200' WIDE
ROAD - 1228800' WIDE	ROAD - 1638400' WIDE
ROAD - 2457600' WIDE	ROAD - 3276800' WIDE
ROAD - 4915200' WIDE	ROAD - 6553600' WIDE
ROAD - 9830400' WIDE	ROAD - 13107200' WIDE
ROAD - 19660800' WIDE	ROAD - 26214400' WIDE
ROAD - 39321600' WIDE	ROAD - 52428800' WIDE
ROAD - 78643200' WIDE	ROAD - 104857600' WIDE
ROAD - 157286400' WIDE	ROAD - 209715200' WIDE
ROAD - 314572800' WIDE	ROAD - 419430400' WIDE
ROAD - 629145600' WIDE	ROAD - 838860800' WIDE
ROAD - 1258291200' WIDE	ROAD - 1677721600' WIDE
ROAD - 2516582400' WIDE	ROAD - 3355443200' WIDE
ROAD - 5033164800' WIDE	ROAD - 6710886400' WIDE
ROAD - 10066329600' WIDE	ROAD - 13421772800' WIDE
ROAD - 20132659200' WIDE	ROAD - 26843545600' WIDE
ROAD - 40265318400' WIDE	ROAD - 53687091200' WIDE
ROAD - 80530636800' WIDE	ROAD - 107374182400' WIDE
ROAD - 161061273600' WIDE	ROAD - 214748364800' WIDE
ROAD - 322122547200' WIDE	ROAD - 429496729600' WIDE
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ROAD - 2576980377600' WIDE	ROAD - 3435973836800' WIDE
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ROAD - 82463372083200' WIDE	ROAD - 109951162777600' WIDE
ROAD - 164926744166400' WIDE	ROAD - 219902325555200' WIDE
ROAD - 329853488332800' WIDE	ROAD - 439804651110400' WIDE
ROAD - 659706976665600' WIDE	ROAD - 879609302220800' WIDE
ROAD - 1319413953331200' WIDE	ROAD - 1759218604441600' WIDE
ROAD - 2638827906662400' WIDE	ROAD - 3518437208883200' WIDE
ROAD - 5277655813324800' WIDE	ROAD - 7036874417766400' WIDE
ROAD - 10555311626649600' WIDE	ROAD - 14073748835532800' WIDE
ROAD - 21110623253299200' WIDE	ROAD - 28147497671065600' WIDE
ROAD - 42221246506598400' WIDE	ROAD - 56294995342131200' WIDE
ROAD - 84442493013196800' WIDE	ROAD - 112589990684262400' WIDE
ROAD - 168884986026393600' WIDE	ROAD - 225179981368524800' WIDE
ROAD - 337769972052787200' WIDE	ROAD - 450359962737049600' WIDE
ROAD - 675539944105574400' WIDE	ROAD - 900719925474099200' WIDE
ROAD - 1351079888211148800' WIDE	ROAD - 1801439850948198400' WIDE
ROAD - 2702159776422297600' WIDE	ROAD - 3602879701896396800' WIDE
ROAD - 5404319552844595200' WIDE	ROAD - 7205759403792793600' WIDE
ROAD - 10808639105689190400' WIDE	ROAD - 14411518807585587200' WIDE
ROAD - 21617278211378380800' WIDE	ROAD - 28823037615171174400' WIDE
ROAD - 43234556422756761600' WIDE	ROAD - 57646075230342348800' WIDE
ROAD - 86469112845513523200' WIDE	ROAD - 115292150460684697600' WIDE
ROAD - 172938225691027046400' WIDE	ROAD - 230584300921369395200' WIDE
ROAD - 345876451382054092800' WIDE	ROAD - 461168601842738790400' WIDE
ROAD - 708354972430446782054400' WIDE	ROAD - 922337203685477580800' WIDE
ROAD - 1416709944860893564108800' WIDE	ROAD - 1844674407370955161600' WIDE
ROAD - 2833419889721787128217600' WIDE	ROAD - 3689348814741910323200' WIDE
ROAD - 5666839779443574256435200' WIDE	ROAD - 7378697629483820646400' WIDE
ROAD - 11333679558887148512870400' WIDE	ROAD - 14757395258967641292800' WIDE
ROAD - 22667359117774297025740800' WIDE	ROAD - 29514790517935282585600' WIDE
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PREVIOUS SITE APPLICATIONS

CMPT-1990-0004 SPAM-2006-0088
 CMPT-1997-0001 SPEX-1990-0015
 CPAP-1991-0270 SPEX-1993-0008
 PRAP-2006-0026 SPEX-1997-0001
 SBVV-1991-0027 SPPF-1994-0012
 SPAM-2006-0011 STPL-1997-0045
 SPAM-2006-0059 ZCOR-2006-0262

Fibertower

FIBERTOWER

43540 RYAN ROAD

LOUDOUN COUNTY, VIRGINIA

APPROVALS

P.T. OPERATIONS _____ DATE _____
 P.T. CONSTRUCTION _____ DATE _____
 LANDLORD _____ DATE _____
 RF ENGINEER _____ DATE _____

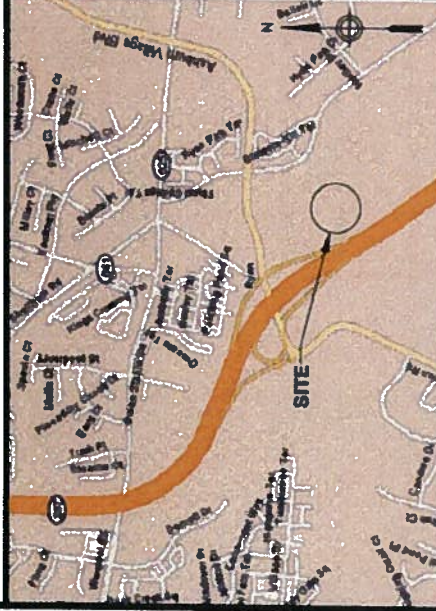
DRAWING INDEX

FTX1094998-T01 TITLE SHEET
 FTX1094998-C01 SITE PLAN
 FTX1094998-A01 COMPOUND PLAN & ELEVATION
 FTX1094998-A02 CONSTRUCTION DETAILS

DIRECTIONS

FROM RESTON, VA. TAKE VA-287 W. TAKE THE VA-772 EXIT 6. AT END OF RAMP GO STRAIGHT
 FROM RESTON, VA. TAKE VA-287 W. TAKE THE VA-772 EXIT 6. AT END OF RAMP GO STRAIGHT
 HOUSE TO GO ONTO HIGHWAY, TAKE LEFT AND ARRIVE AT DULLES GREENWAY & RYAN ROAD.

VICINITY MAP



PROJECT INFORMATION

SCOPE OF WORK: ADDITION TO AN UNMANNED TELECOMMUNICATIONS FACILITY
 CONSTRUCTION OF TWO NEW COMMUNICATIONS TOWERS
 EXISTING COMPOUND AND 2 EXISTING TOWERS MOUNTED TO
 THE EXISTING TOWER.

SITE ADDRESS: 43540 RYAN ROAD
 ASHBURN, VA 20148

APPLICANT: FIBERTOWER
 185 BERRY ST.
 SUITE 200
 SAN FRANCISCO, CA 94109

LATITUDE (NAD 83): N 39.011380 (39° 00' 41")
 LONGITUDE (NAD 83): W -77.488111 (77° 29' 48")

COUNTY: LOUDOUN

CURRENT USE: TELECOMMUNICATIONS FACILITY

PROPOSED USE: TELECOMMUNICATIONS FACILITY

ELECTION DISTRICT: DULLES

PROPERTY OWNER: TOLL ROAD PARTNERSHIP & LP
 43325 CAVANA CT., SUITE 102
 STERLING, VA 20166

43540 RYAN RD. IS WITHIN THE AIRPORT IMPACT OVERLAY DISTRICT LOW
 60, 1 MILE BUFFER AREA.

SITE QUALIFICATION PARTICIPANTS

A/E NAME: PAUL MUCCI COMPANY: AERIAL SPECTRUM INC. NUMBER: (701) 942-0024

APPROVAL BLOCK

LAND DEVELOPMENT APPLICATION NUMBER: SPAM-2006-0088
 FIBERTOWER, 43540 RYAN ROAD,
 LOUDOUN COUNTY, VIRGINIA

DIRECTOR, DEPARTMENT OF
 BUILDING & DEVELOPMENT

DATE

ONE GENERAL WAY
 RESTON, VA 20197
 VA (701) 942-0024
 Fax (701) 942-0051
 e-mail: aaron@airspectrum.com

43540 RYAN ROAD
 SITE NO. FTX1094998
 ASHURN FROM 2006
 ASHURN, VA 20148



FIBERTOWER
 TITLE SHEET

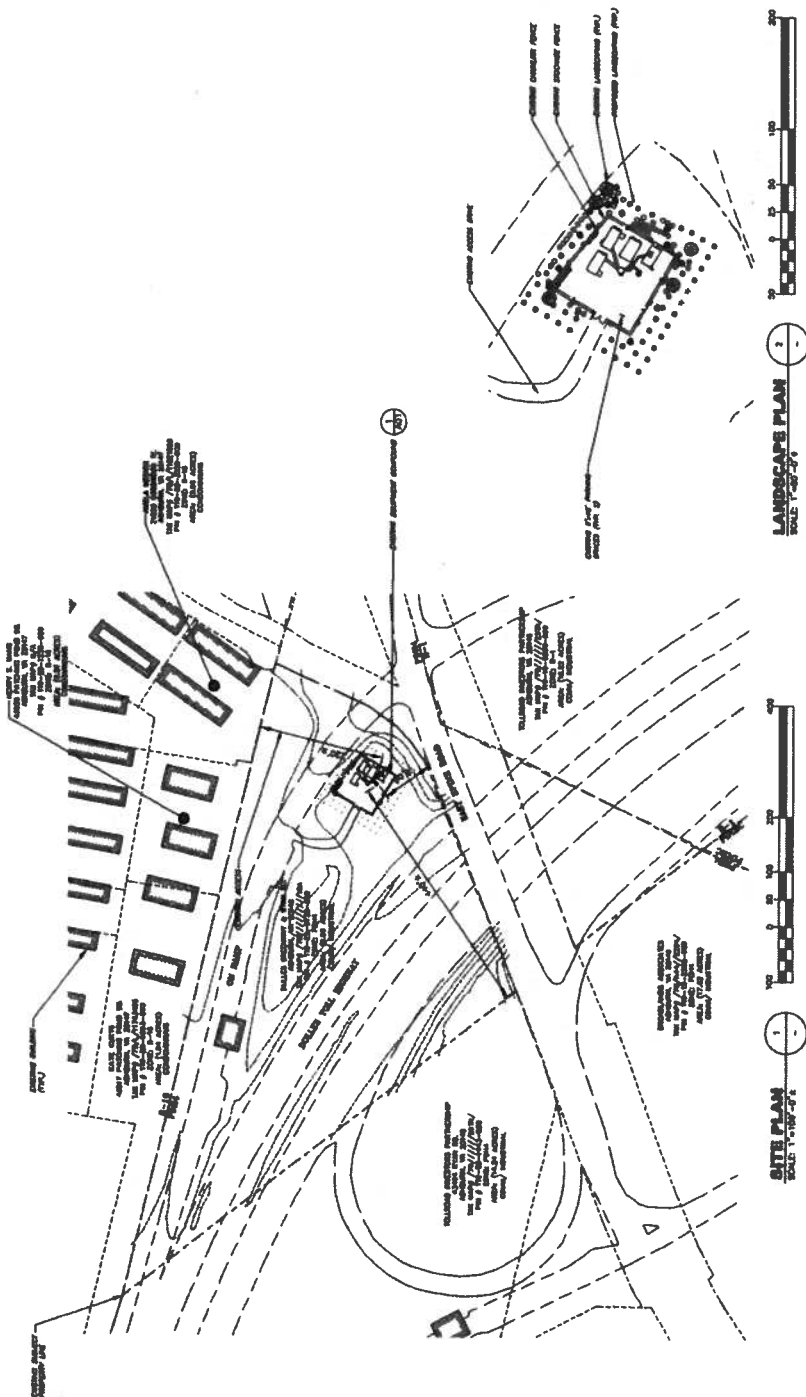
DATE: 3/2/06
 SHEET NO: 101

	CUTTING FORCE LINE	PROPERTY LINE - SUBJECT PARCEL
	SOUND BOUNDARY	PROPERTY LINE - ADJACENT
		RIGHT OF WAY
		BOUNDARY
		
		
		
		

[illegible]

- 3) THE PLAN IS NOT THE RESULT OF A SURVEY. IT IS BASED ON FIELD RECONNAISSANCE AND VISUAL ASSESSING. THERE ARE NO MEASUREMENTS. THE ONLY DATA USED IN THE PLAN IS THE INFORMATION THAT THE SURVEY IS BEING CONDUCTED IN THE AREA OF THE SURVEY.
- 4) APPLICATION IS AN ANSWER TO SP-1-1997-0004.
- 5) THE AREA IS LOCATED AT AN INTERSECTION.
- 6) THE AREA IS REGULATED BY THE 1972 LADRON COUNTY ZONING ORDINANCE.
- 7) THE HEIGHT OF THE STRUCTURE (10'6" TALL) DOES NOT EXCEED THE HEIGHT OF THE STRUCTURE IN THE CLOSEST ADJACENT ZONING DISTRICT (10' TALL) IN THE AREA OF THE SURVEY. THE STRUCTURE IS A 10' TALL STRUCTURE (10' TALL) OF THE LADRON COUNTY ZONING ORDINANCE.
- 8) ALL STRUCTURES ARE TO BE MAINTAINED IN ACCORDANCE WITH THE LADRON COUNTY ZONING ORDINANCE.
- 9) THE STRUCTURE IS IN COMPLIANCE WITH THE CONDITIONS OF THE LADRON COUNTY ZONING ORDINANCE.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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SITE PLAN

[illegible]

FiberTower

43549 FROM ROAD
ABOVE, IN 2010

ONE GENERAL WAY
READING, MA 01867
tel. (781) 942 0024
fax (781) 942 0551
e-mail cservato@earthlink.net

PT22004000 - 42840 Ryan Rd, Ashburn, VA 20148
 SPAN 2000-000

The landscaping plan for this site calls for the planting of 27 Eastern red cedars. This site contains 5 canopy trees that are maples, 12 understory trees, which are a mix of red bud and crabapple and 16 existing overgreens, all Eastern red cedars. These trees were previously planted and contribute a total 10-year canopy cover of:

- Canopy trees 900 sq.ft.
- Understory trees 1000 sq.ft.
- Existing overgreens 240 sq.ft.
- Newly planted overgreens 825 sq.ft.
- Total sq.ft. canopy coverage 3125 sq.ft.

The existing overgreen buffer is on the east side of the tower's fence. I recommend four cedars be planted along the side of the fence with the majority planted and staggered on 10-12 foot centers where space is available. It is my opinion that existing trees and those to be planted satisfy canopy requirements and will match the existing native plants that have been used and are presently growing naturally.

In general, I agree with the four landscape site plans that have been reviewed and recommend the planting be done during the months of March or April 2007. This is the appropriate time in the Mid-Atlantic to plant overgreen trees. I would again stress that there are numerous existing overgreens and/or larger oak trees on these sites. All existing trees qualify for future canopy coverage and connect well to the

existing native flora. Great care should be taken to protect these plants as an investment for the future of each individual site.

Respectfully submitted,

John P. Dault
 ISA Certified Arborist, #0074
 Peter Dault, ProSiding LLC

ONE GENERAL WAY
 READING, MA 01867
 TEL (781) 942 0004
 FAX (781) 942 0051
 e-mail central@earthlink.net



ASAP FROM ROAD
 SITE AND PROJECT
 42840 Ryan Rd
 Ashburn, VA 20148



DATE	AS STATED	COMPLETED	BY	STATUS	NO.
1/17/07	PAUL, SUBMITTAL				1
2/17/07	PAUL, SUBMITTAL				2
3/17/07	PAUL, SUBMITTAL				3
4/17/07	PAUL, SUBMITTAL				4
5/17/07	PAUL, SUBMITTAL				5
6/17/07	PAUL, SUBMITTAL				6
7/17/07	PAUL, SUBMITTAL				7
8/17/07	PAUL, SUBMITTAL				8
9/17/07	PAUL, SUBMITTAL				9
10/17/07	PAUL, SUBMITTAL				10
11/17/07	PAUL, SUBMITTAL				11
12/17/07	PAUL, SUBMITTAL				12
1/17/08	PAUL, SUBMITTAL				13
2/17/08	PAUL, SUBMITTAL				14
3/17/08	PAUL, SUBMITTAL				15
4/17/08	PAUL, SUBMITTAL				16
5/17/08	PAUL, SUBMITTAL				17
6/17/08	PAUL, SUBMITTAL				18
7/17/08	PAUL, SUBMITTAL				19
8/17/08	PAUL, SUBMITTAL				20
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1/17/09	PAUL, SUBMITTAL				25
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3/17/11	PAUL, SUBMITTAL				51
4/17/11	PAUL, SUBMITTAL				52
5/17/11	PAUL, SUBMITTAL				53
6/17/11	PAUL, SUBMITTAL				54
7/17/11	PAUL, SUBMITTAL				55
8/17/11	PAUL, SUBMITTAL				56
9/17/11	PAUL, SUBMITTAL				57
10/17/11	PAUL, SUBMITTAL				58
11/17/11	PAUL, SUBMITTAL				59
12/17/11	PAUL, SUBMITTAL				60
1/17/12	PAUL, SUBMITTAL				61
2/17/12	PAUL, SUBMITTAL				62
3/17/12	PAUL, SUBMITTAL				63
4/17/12	PAUL, SUBMITTAL				64
5/17/12	PAUL, SUBMITTAL				65
6/17/12	PAUL, SUBMITTAL				66
7/17/12	PAUL, SUBMITTAL				67
8/17/12	PAUL, SUBMITTAL				68
9/17/12	PAUL, SUBMITTAL				69
10/17/12	PAUL, SUBMITTAL				70
11/17/12	PAUL, SUBMITTAL				71
12/17/12	PAUL, SUBMITTAL				72
1/17/13	PAUL, SUBMITTAL				73
2/17/13	PAUL, SUBMITTAL				74
3/17/13	PAUL, SUBMITTAL				75
4/17/13	PAUL, SUBMITTAL				76
5/17/13	PAUL, SUBMITTAL				77
6/17/13	PAUL, SUBMITTAL				78
7/17/13	PAUL, SUBMITTAL				79
8/17/13	PAUL, SUBMITTAL				80
9/17/13	PAUL, SUBMITTAL				81
10/17/13	PAUL, SUBMITTAL				82
11/17/13	PAUL, SUBMITTAL				83
12/17/13	PAUL, SUBMITTAL				84
1/17/14	PAUL, SUBMITTAL				85
2/17/14	PAUL, SUBMITTAL				86
3/17/14	PAUL, SUBMITTAL				87
4/17/14	PAUL, SUBMITTAL				88
5/17/14	PAUL, SUBMITTAL				89
6/17/14	PAUL, SUBMITTAL				90
7/17/14	PAUL, SUBMITTAL				91
8/17/14	PAUL, SUBMITTAL				92
9/17/14	PAUL, SUBMITTAL				93
10/17/14	PAUL, SUBMITTAL				94
11/17/14	PAUL, SUBMITTAL				95
12/17/14	PAUL, SUBMITTAL				96
1/17/15	PAUL, SUBMITTAL				97
2/17/15	PAUL, SUBMITTAL				98
3/17/15	PAUL, SUBMITTAL				99
4/17/15	PAUL, SUBMITTAL				100



FIBERTOWER
 SITE DOCUMENTS

DATE	3/25/05	ISSUED	001
BY		REVISION	0

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IV. CONDITIONS OF APPROVAL

(June 17, 2009)

1. Substantial Conformance - The proposed telecommunication facility shall be developed in substantial conformance with Sheets T-1, Z-5, and Z-7 of the Special Exception Plat, revised through June 1, 2009 and prepared by Entrex Communication Services, Inc., and the Loudoun County Zoning Ordinance. Approval of this application does not relieve the Applicant of any Zoning Ordinance, Codified Ordinance, or any other regulatory requirement.
2. Fence and Buffer Maintenance – The Applicant or its successors shall maintain and keep in good repair and/or health the board-on-board fencing and the eastern cedar trees as depicted on the Special Exception Plat per Condition #1 above.
3. Board-on-board Fence – The Applicant or its successors shall install a board-on-board fence, identical to that on the existing telecommunications compound, on the northwestern and southeastern facing sides of the compound expansion (ie, the sides requiring a Type 3 buffer).
4. Removal of Use - The Applicant or its successors shall remove all unused related telecommunications structures and facilities from the site, including the monopole and associated equipment structures, within 90 days of cessation of commercial public telecommunications use or the expiration of the ground lease, whichever occurs first, and restore the site as closely as possible to its original condition.

Note: The Applicant has agreed to provide a one time fire and rescue contribution to the County in the amount of \$0.10 per gross square foot of the compound area construction for equal distribution between the primary fire and rescue servicing companies. This contribution shall be made at the time of issuance of the applicable zoning permits. This contribution shall escalate annually from the base year of 1988 and change effective each January 1st thereafter, based on the Consumer Price Index for all urban consumers (CPI-U), 1982-1984=100 (not seasonally adjusted) as reported by the United States Department of Labor, Bureau of Labor Statistics.

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SPEX 2008-0011, CWS Exit 6 – Ashburn Village Boulevard

SUGGESTED MOTIONS

1. I move that the Planning Commission forward SPEX 2008-0011, CWS Exit 6, Ashburn Village Boulevard, to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated June 17, 2009, and based on the Findings contained in the June 18, 2009 Staff Report.

Or,

2. I move that the Planning Commission forward SPEX 2008-0011, CWS Exit 6, Ashburn Village Boulevard, to a work session for further review.

Or,

3. I move that the Planning Commission forward SPEX 2008-0011, CWS Exit 6, Ashburn Village Boulevard, to the Board of Supervisors with a recommendation of denial, based on the following Findings:

SPEX 2008-0012, CWS Exit 4 – Belmont Ridge Road

SUGGESTED MOTIONS

1. I move that the Planning Commission forward SPEX 2008-0012, CWS Exit 4, Belmont Ridge Road, to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated June 17, 2009 and based on the Findings contained in the June 18, 2009 Staff Report.

Or,

2. I move that the Planning Commission forward SPEX 2008-0012, CWS Exit 4, Belmont Ridge Road, to a work session for further review.

Or,

3. I move that the Planning Commission forward SPEX 2008-0012, CWS Exit 4, Belmont Ridge Road, to the Board of Supervisors with a recommendation of denial, based on the following Findings:

SPEX 2008-0013, CWS Exit 3 – Shreve Mill Road

SUGGESTED MOTIONS

1. I move that the Planning Commission forward SPEX 2008-0013, CWS Exit 3, Shreve Mill Road, to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated June 17, 2009 and based on the Findings contained in the June 18, 2009 Staff Report.

Or,

2. I move that the Planning Commission forward SPEX 2008-0013, CWS Exit 3, Shreve Mill Road, to a work session for further review.

Or,

3. I move that the Planning Commission forward SPEX 2008-0013, CWS Exit 3, Shreve Mill Road, to the Board of Supervisors with a recommendation of denial, based on the following Findings:
